

**CITY OF ROUND ROCK, TEXAS
PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 11, 2006, AT 7:00 P.M.
CITY COUNCIL CHAMBERS
221 EAST MAIN STREET, ROUND ROCK, TEXAS 78664**

MEMBERS

AL KOSIK, CHAIRMAN
PETER DRAPES, VICE CHAIRMAN
SANDY ARNOLD
DALE AUSTIN
RUSS BOLES
DAVID PAVLISKA
LARRY QUICK
RAY THIBODAUX
BETTY WEEKS

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF THE DECEMBER 7, 2005, REGULAR MEETING MINUTES AND DECEMBER 14, 2005, SPECIAL CALLED MEETING MINUTES.**
- 4. CONSENT AGENDA**
 - 4.A. Consider the Preliminary Plat of Settlers Overlook North, application no. 2005-029-PP.
 - 4.B. Consider the Revised Preliminary Plat of Behrens Ranch Phase D Sections 3, 4, 5 and 6, application no. 2005-031-PP.
 - 4.C. Consider the Preliminary Plat of 620 Medical Center, application no. 2005-032-PP.
 - 4.D. Consider the Final Plat of Palm Valley Market Center, Section 3, application no. 2005-066-FP.
- 5. ADDITIONAL PLATS**
 - 5A. Consider the Final Plat of Lot 1, Block A, Oakmont Centre Section Seven, application no. 2005-067-FP.
 - 5.B. Consider the Preliminary Plat of Paloma Lake, application no. 2005-030-PP.

6. TABLED ITEMS REQUIRING A PUBLIC HEARING

- 6.A. Consider public testimony regarding the application filed by Chandler Creek Investments, LTD., to amend the Land Use Plan for the Meadows of Chandler Creek Municipal Utility District for 3.184 acres of land out of the P. A. Holder Survey, Abstract No. 297, Williamson County, Texas, from a multi-family designation to local commercial or office designation, application no. 2005-035-Z.
- 6.B. *Consider a recommendation to amend the Land Use Plan for 3.184 acres of land to local commercial or office designation, application no. 2005-035-Z.*
- 6.C. Consider public testimony regarding the application filed by Quail Creek Cottages, LTD., to amend the Land Use Plan for the Meadows of Chandler Creek Municipal Utility District for 2.1682 acres of land out of the P. A. Holder Survey, Abstract No. 297, Williamson County, Texas, from a multi-family designation to local commercial or office or senior residential designation, application no. 2005-036-Z.
- 6.D. *Consider a recommendation to amend the Land Use Plan for 2.1682 acres of land to local commercial or office or senior residential designation, application no. 2005-036-Z.*

7. WITHDRAWN ITEMS

- 7.A. Consider the Final Plat of Oakmont Crossing Section 1, Replat of Lot 2, Block B, Section 3, application no. 2005-064-FP.

8. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

- 8.A. Consider public testimony regarding the application filed by Pulte Homes, to zone 1.79 acres of land, more or less, out of the P.A. Holder Survey, Abstract No. 297, in Williamson County, Texas, to OF (Office) District, application no. 2005-037-Z.
- 8.B. *Consider a recommendation to zone 1.79 acres of land to OF (Office) District, application no. 2005-037-Z.*
- 8.C. Consider public testimony regarding the application filed by Harden Healthcare, to zone 5.785 acres of land, more or less, out of the J. M. Harrell Survey, Abstract No. 284, Williamson County, Texas, to SR (Senior) District and 3.590 acres of land, more or less, out of the J. M. Harrell Survey, Abstract No. 284, Williamson County, Texas, to OF (Office) District, application no. 2005-024-Z.
- 8.D. *Consider a recommendation to zone 5.785 acres of land to SR (Senior) District and 3.590 acres of land to OF (Office) District, application no. 2005-024-Z.*
- 8.E. Consider public testimony regarding the application filed by Harden Healthcare, for the approval of the Trisun Park Subdivision Concept Plan, application no. 2005-008-CP.
- 8.F. *Consider a recommendation to approve the Trisun Park Subdivision Concept Plan, application no. 2005-008-CP.*
- 8.G. Consider public testimony regarding the application filed by Chandler Creek Investments, LTD., to amend the Land Use Plan for the Meadows of Chandler Creek Municipal Utility District for 9.375 acres of land out of the P. A. Holder Survey, Abstract No. 297, Williamson County, Texas, from a single-family designation to local

- commercial or office or senior residential or funeral home designation, application no. 2005-034-Z.
- 8.H. *Consider a recommendation to amend the Land Use Plan for 9.375 acres of land to local commercial or office or senior residential or funeral home designation, application no. 2005-034-Z.*
- 8.I. Consider public testimony regarding proposed amendments to Chapter 11, City of Round Rock Code of Ordinances (1995 Edition), to amend the application completeness requirements for site plans and variances; to amend notice requirements for the Zoning Board of Adjustment; to rename the Downtown Reinvestment Zone to the Downtown Development Area; to define the Downtown Development Area; to amend the setback requirements for buildings that cross one or more property lot lines and to amend the allowable building square footage for commercial and office uses in the C-2 (Local Commercial) and OF (Office) zoning districts.
- 8.J. *Consider a recommendation to approve amendments to Chapter 11, City of Round Rock Code of Ordinances (1995 Edition), regarding the application completeness requirements for site plans and variances; the notice requirements for the Zoning Board of Adjustment; renaming the Downtown Reinvestment Zone to the Downtown Development Area; defining the Downtown Development Area; the setback requirements for buildings that cross one or more property lot lines and the allowable building square footage for commercial and office uses in the C-2 (Local Commercial) and OF (Office) zoning districts.*

9. ADJOURN

CERTIFICATION

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 5th day of January, 2006, at ____ P.M.

Christine R. Martinez, City Secretary